

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Rod Frego, Custom Barns and Garages for Alex Dambrosio, owner

Property: 4609 Michaux Street, Lot 13, Block 115, North Norhill Subdivision. The property includes a historic 1,062 square foot, one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1930, located in the Norhill Historic District.

Proposal: Alteration – Construct an attached carport to an existing rear detached one-story garage.

- 16' wide, 14' deep, 8' to the plate, and 13'-2" to the ridge.
- Gable roof with a 7/12 pitch
- Center the existing overhead garage door on the front elevation.
- Demolish an existing non-original gable roof carport in front of the existing detached garage; the existing carport is damaged past the point of repair.

See enclosed application materials and detailed project description on p. 5-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park

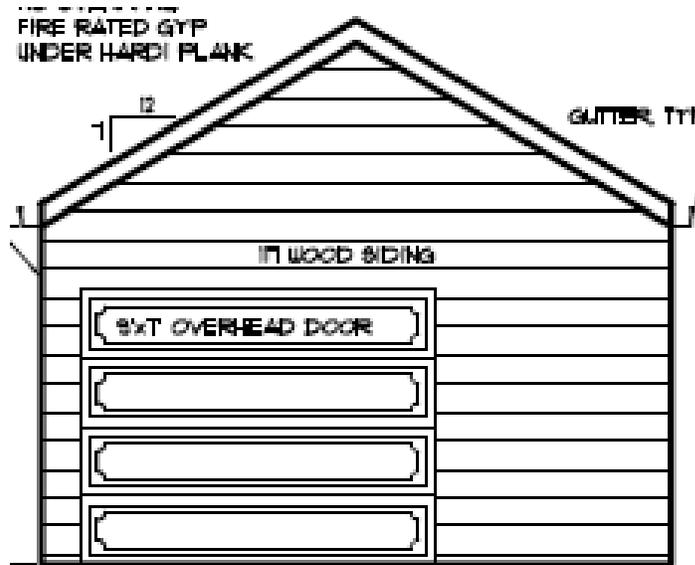


INVENTORY PHOTO

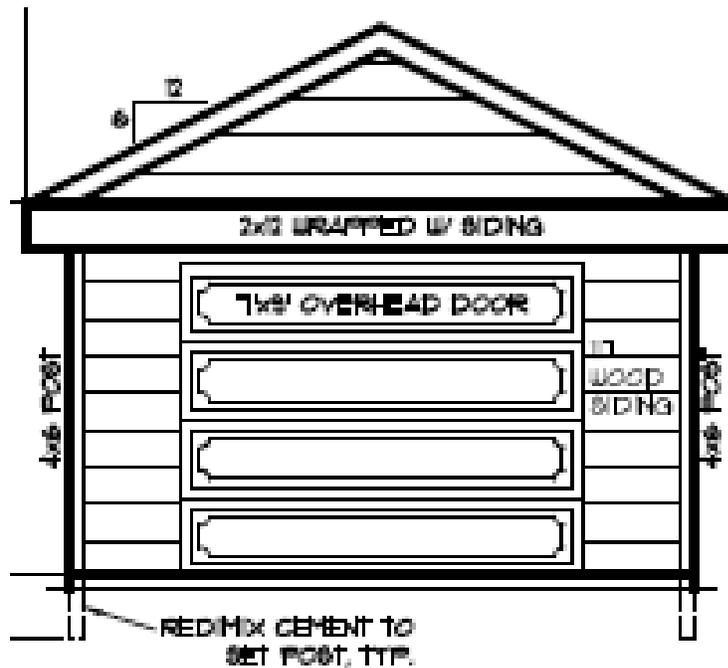


EAST ELEVATION – FRONT FACING MICHAUX STREET

EXISTING

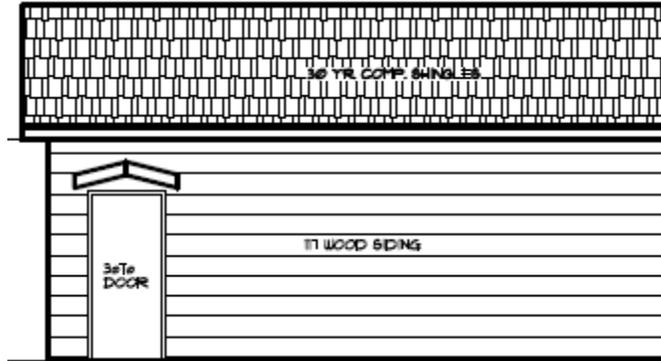


PROPOSED

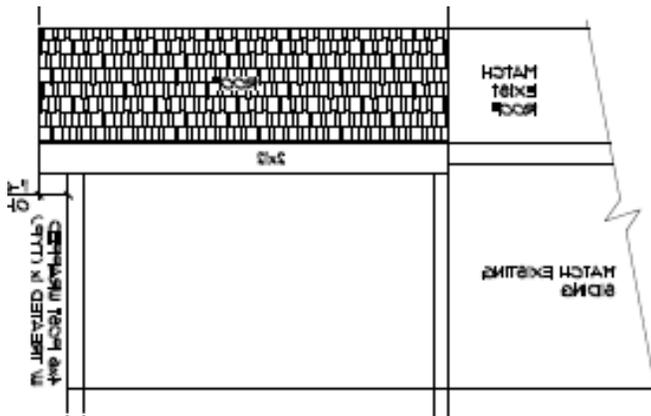


NORTH SIDE ELEVATION

EXISTING

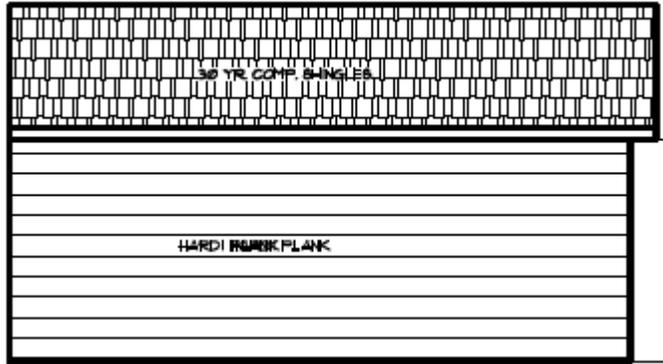


PROPOSED

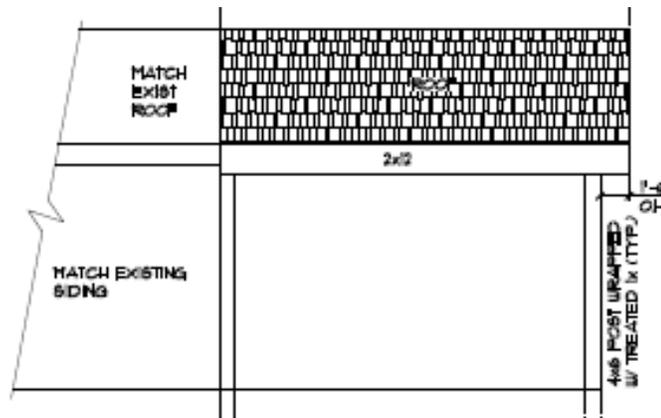


SOUTH SIDE ELEVATION

EXISTING

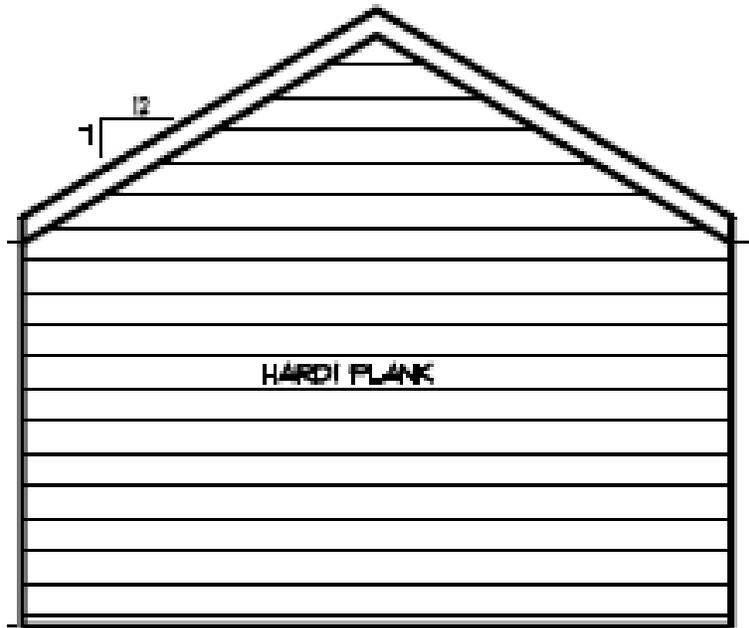


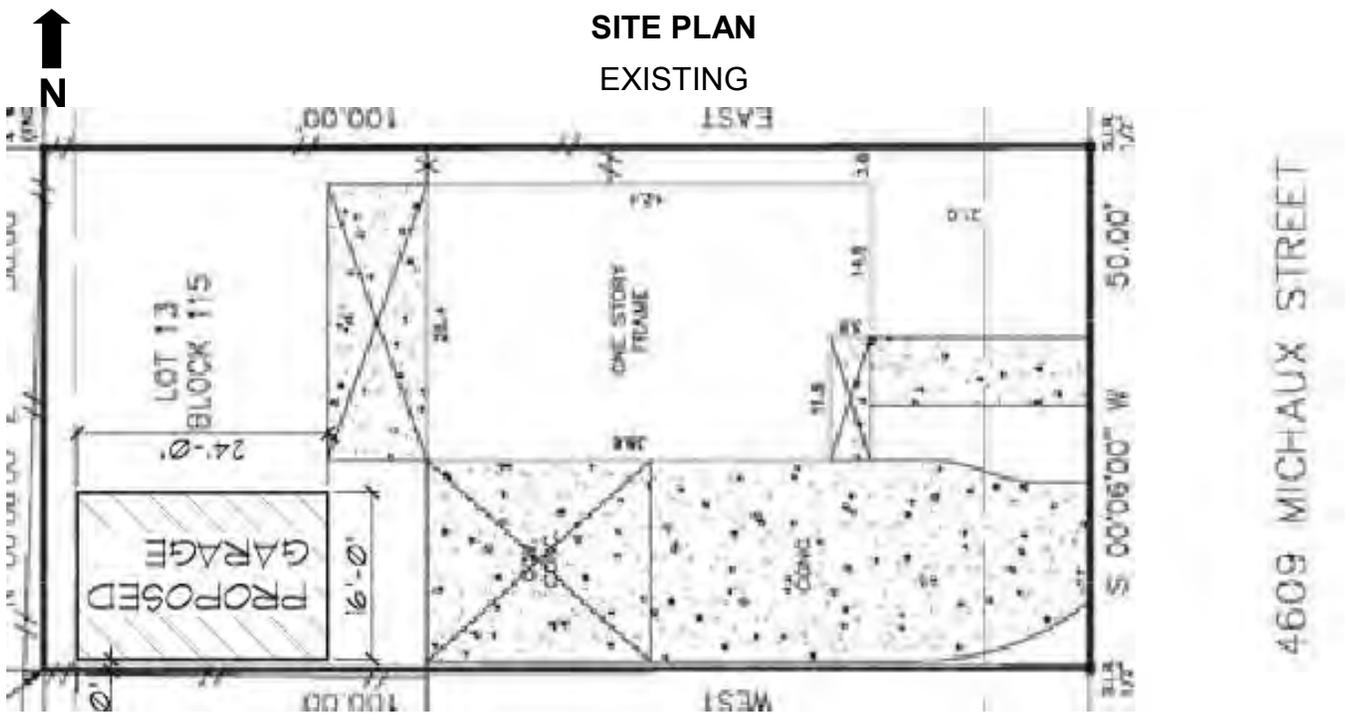
PROPOSED



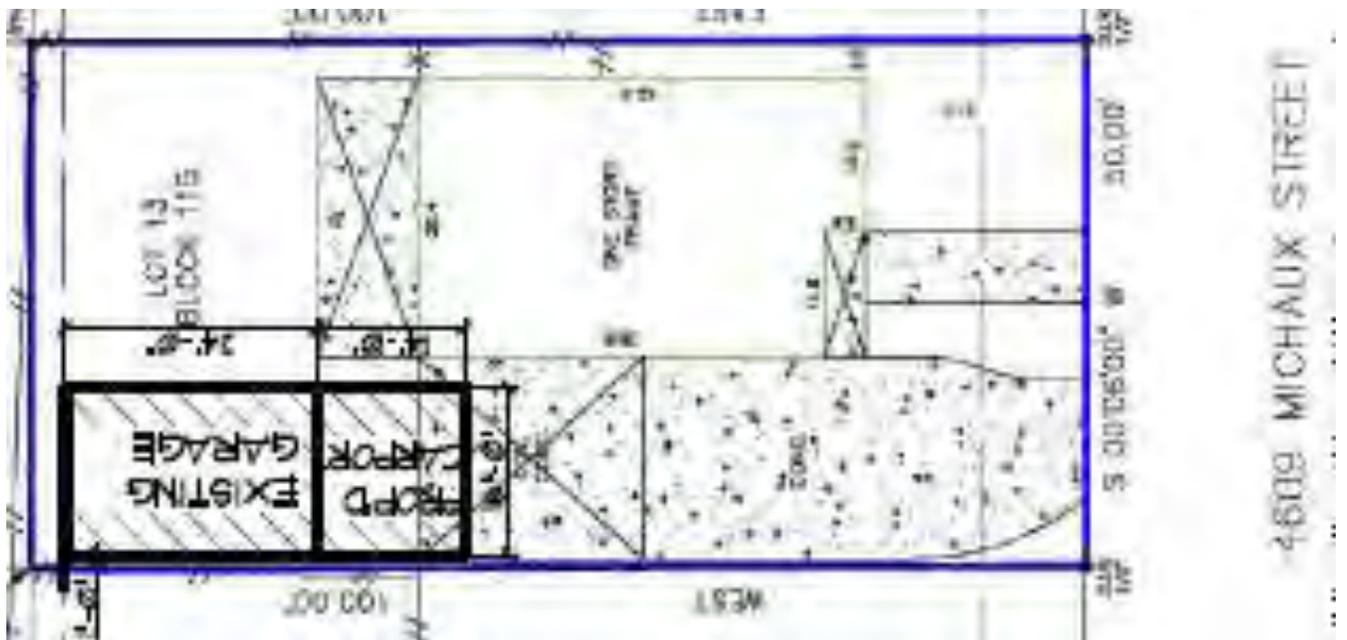
WEST (REAR) ELEVATION

EXISTING- *No Proposed Changes*



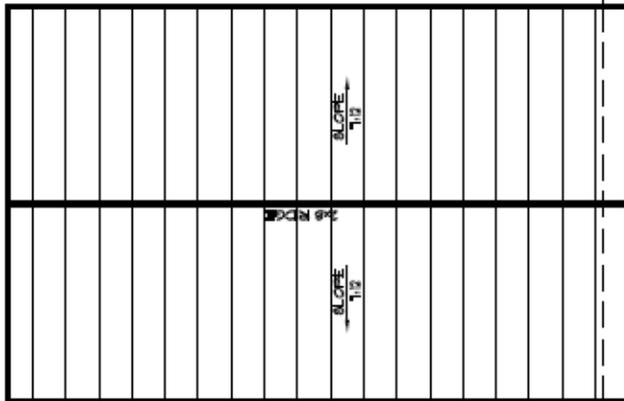


PROPOSED

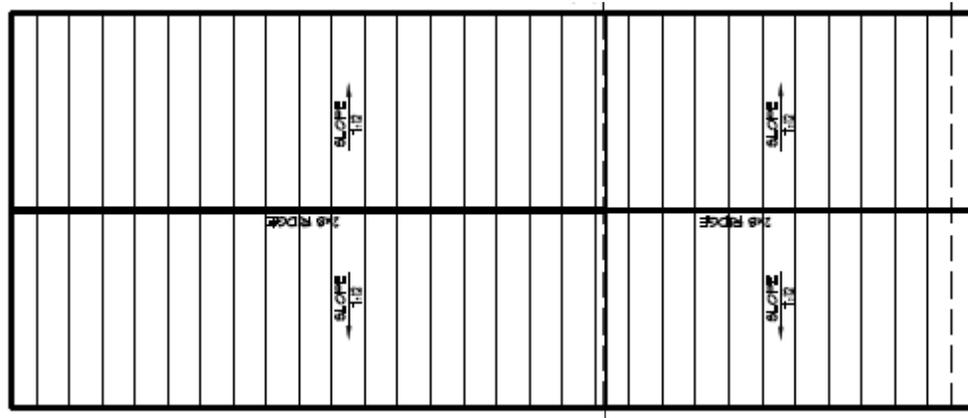




ROOF PLAN
EXISTING



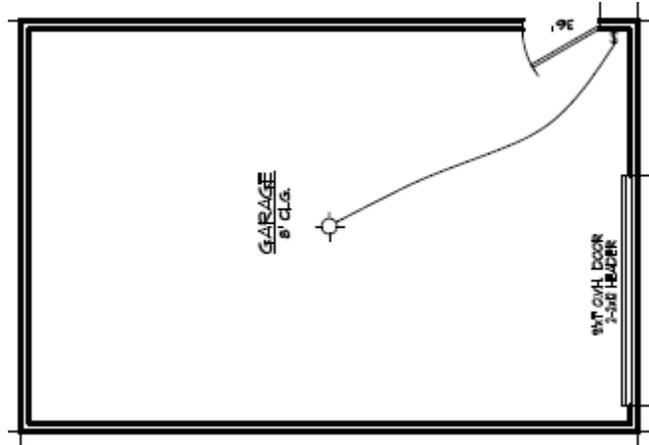
PROPOSED



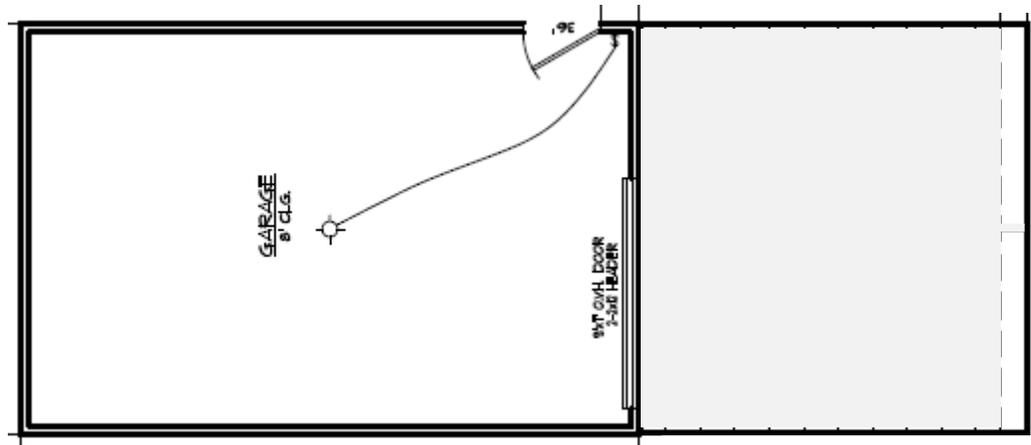


FIRST FLOOR PLAN

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: The detached garage measure 16' wide, 24' deep, 8' to the plate, and 13'-2" to the ridge. The attached carport will be constructed at the front wall of the garage and will measure 16' wide, 14' deep, 8'-7" to the plate, and 13'-2" to the ridge. An existing 20'-2" wide non-original aluminum gable roof carport located in front of the existing garage will be demolished.

Setbacks: The garage is setback 73' from the front property line, 33' from the side, north property line, 1' from the side, south property line, and 3' from the rear property line. The carport will be setback 59' from the front property line, 33' from the side, north property line, and 1' from the side, south property line.

Foundation: The garage is built on a slab foundation; the slab will be retained.

Windows/Doors: The garage features a sectional overhead garage door. The garage door will be relocated 2'-6" to the north to be centered on the front elevation.

Exterior Materials: The garage is clad with wood 117 lap siding and cementitious horizontal lap siding. The carport will feature 4"x6" post and the gable will feature wood 117 lap siding.

Roof: The existing garage features a gable roof with a 7/12 pitch and is clad with composite shingles. The attached carport will feature a gable roof with a 7/12 pitch and will be clad with composite shingles.

Front Elevation: Please see elevation drawings on pg. 5
(East)

Side Elevation: Please see elevation drawings on pg. 6
(North)

Side Elevation: Please see elevation drawings on pg. 7
(South)

Rear Elevation: Please see elevation drawings on pg. 8
(West)